



Union Square Revitalization

Presentation to the
Somerville Redevelopment Authority



HYM: COMMITTED TO THE COMMUNITY PROCESS



THE TECHNICAL TEAM





- Dedicated to **community process**
- **Enhance communities** with Commercial, Retail and Residential
- Proven ability to **effectively manage complex projects**
- Specific **Green Line** and **MBTA experience**
- Commitment to **Open Space**

CHALLENGES AT UNION SQUARE TODAY

- 
- **Arrival of the MBTA Green Line**
 - **Lack of Open Space**
 - **Traffic / Transportation Concerns**
 - **Infrastructure / Utility Concerns**
 - **Eminent Domain Challenges**



HYM is the ideal visionary partner for the SRA because HYM has:

- **Strong Financial Partners**
- **Technical Capacity**
- **Ability to EXECUTE**
 - ***HYM will not let you down***

STRONG FINANCIAL PARTNERS



Citizens Bank



Prudential



LUBERT ADLER
REAL ESTATE FUNDS

J.P.Morgan

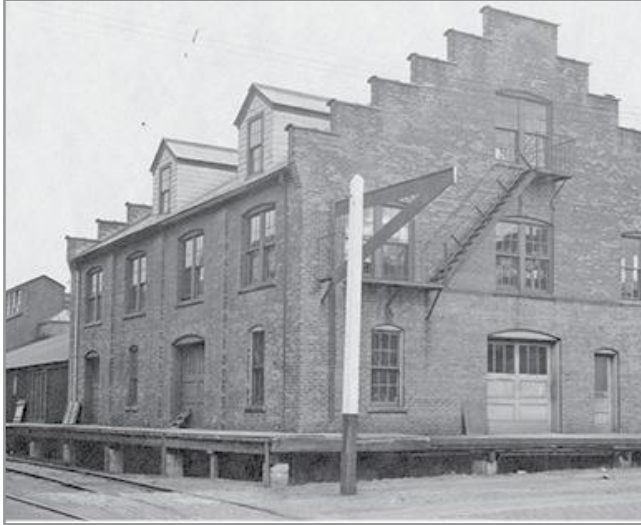




- Eminent Domain
- Commercial Development
- Commercial Leasing
- Environmental Remediation
- Transportation / Infrastructure / Utilities

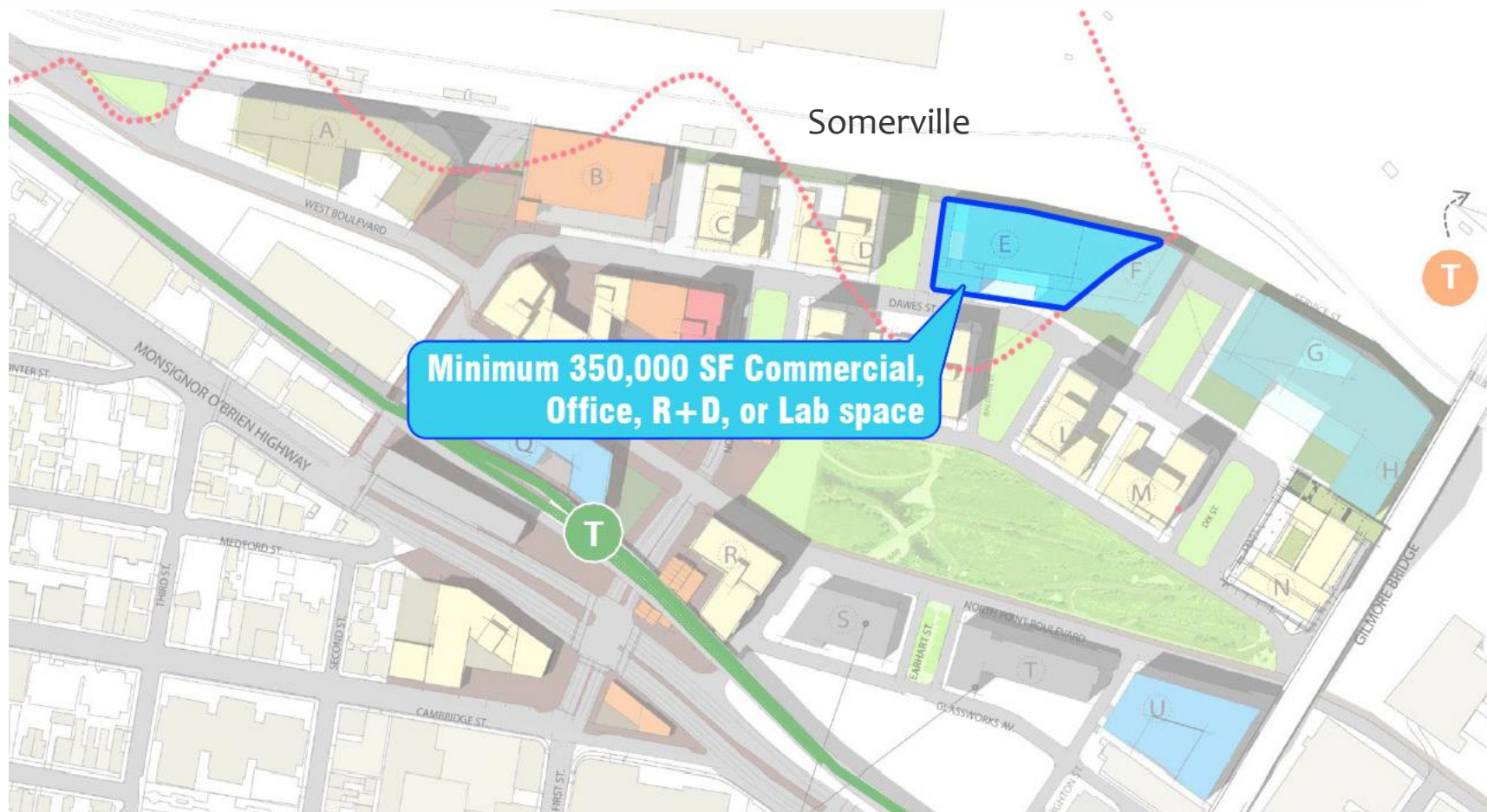
TECHNICAL CAPACITY: EMINENT DOMAIN EXPERIENCE





- Adaptive and Historic Reuse Capacity
- Neighborhood Connectivity
- Identify Creative Economy Tenants
- Commitment to Sustainability
- Reduce Carbon Footprint

TECHNICAL CAPACITY: COMMERCIAL DEVELOPMENT



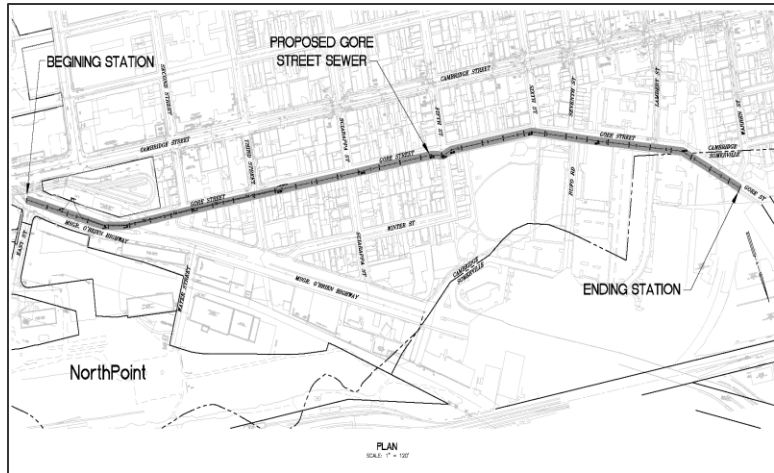


IDENTIFYING CREATIVE ECONOMY TENANTS



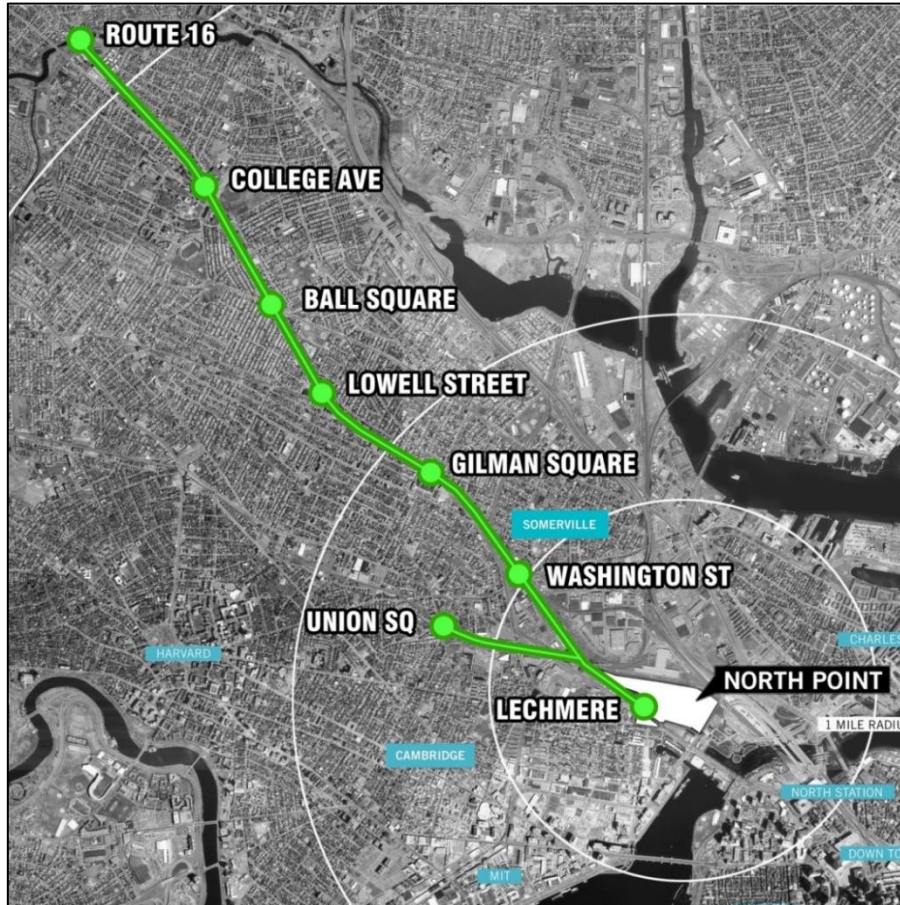
- NorthPoint: Site-wide characterization
- Somerville Experience
- Remediation and Mitigation

Gore Street Sewer



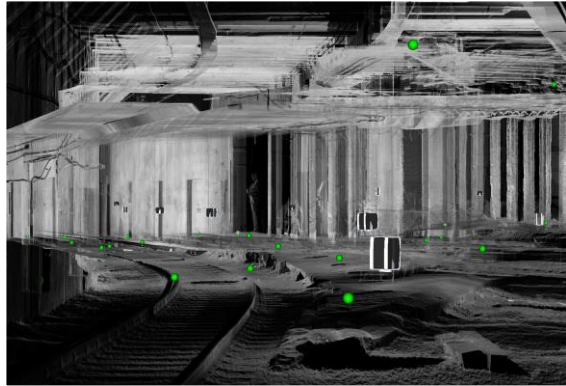
Monsignor O'Brien Highway (Blvd.)





- Relocation of Lechmere Station
- Land swap negotiation
- Monthly “GLX” meetings
- Monsignor O’Brien Highway (Blvd.)
- Joint public meetings

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- Thoughtful Master Planning
- Street Level & “The First 30 Feet”
- Implementation & Build-Out
- Commitment to Open Space
- SRA and Neighborhood Collaboration

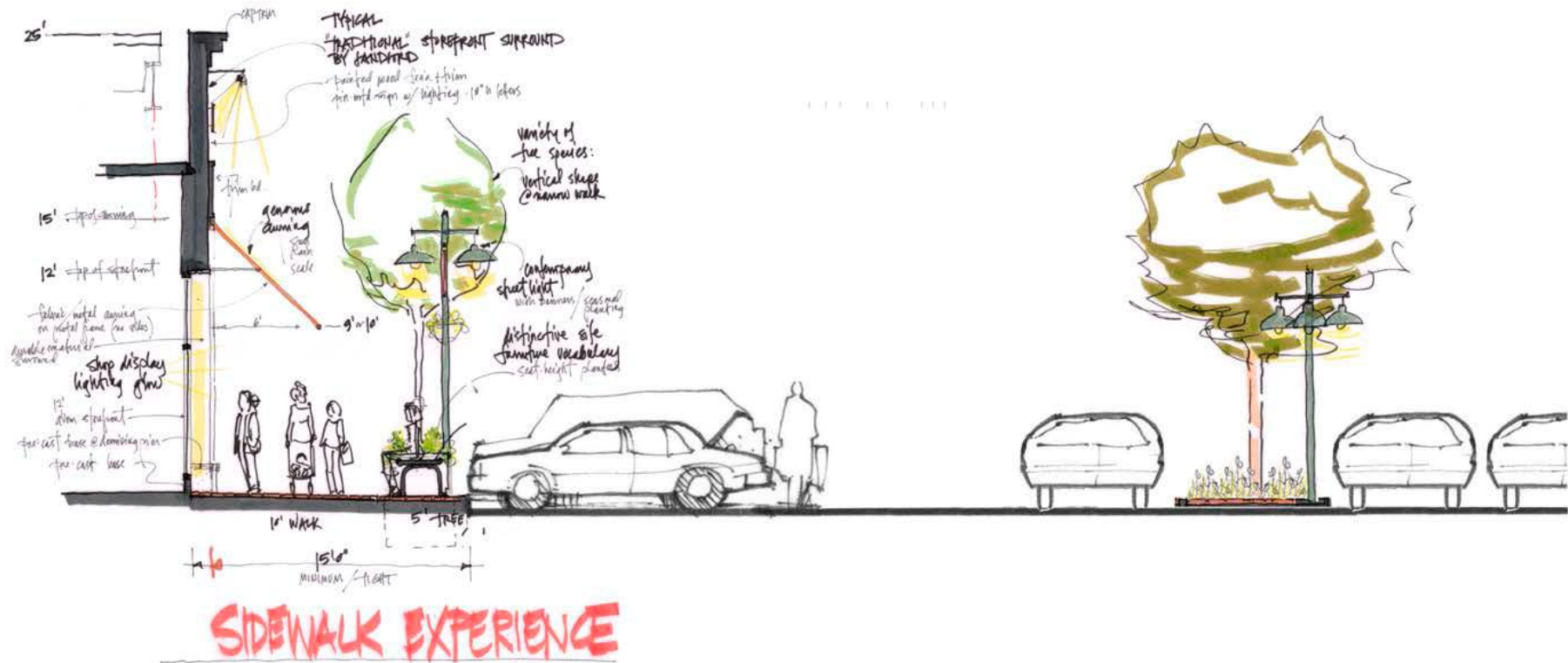
EXECUTION: THOUGHTFUL MASTER PLANNING



EXECUTION: STREET LEVEL & “THE FIRST 30 FEET”



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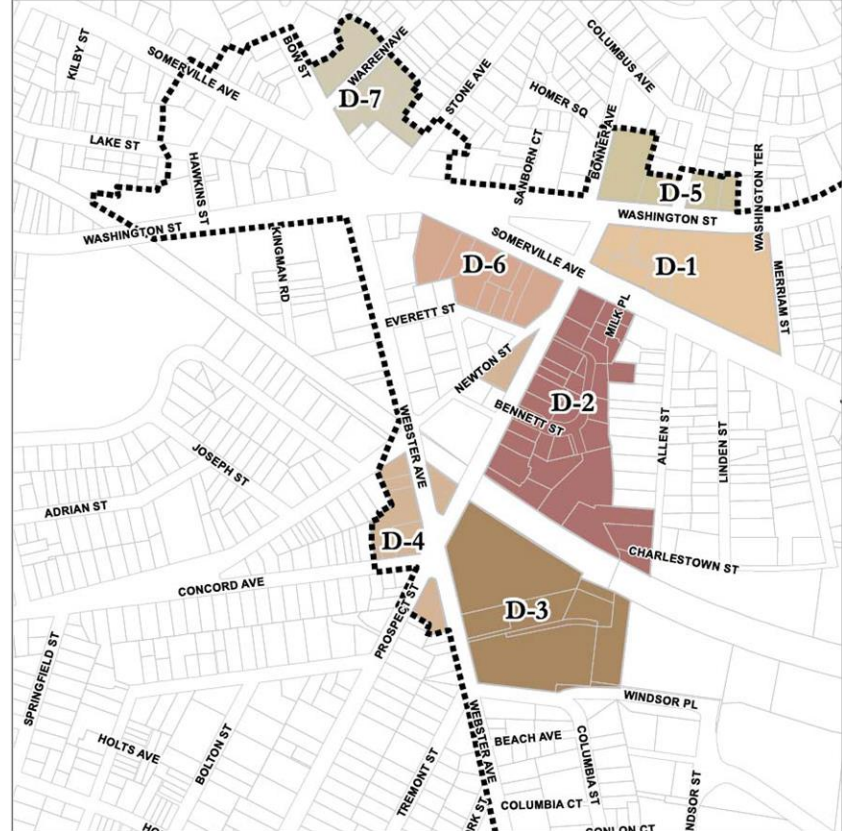
EXECUTION: IMPLEMENTATION & BUILD-OUT

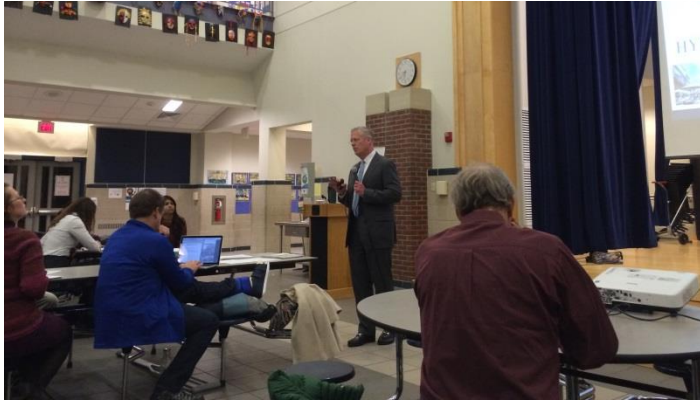


EXECUTION: COMMITMENT TO OPEN SPACE



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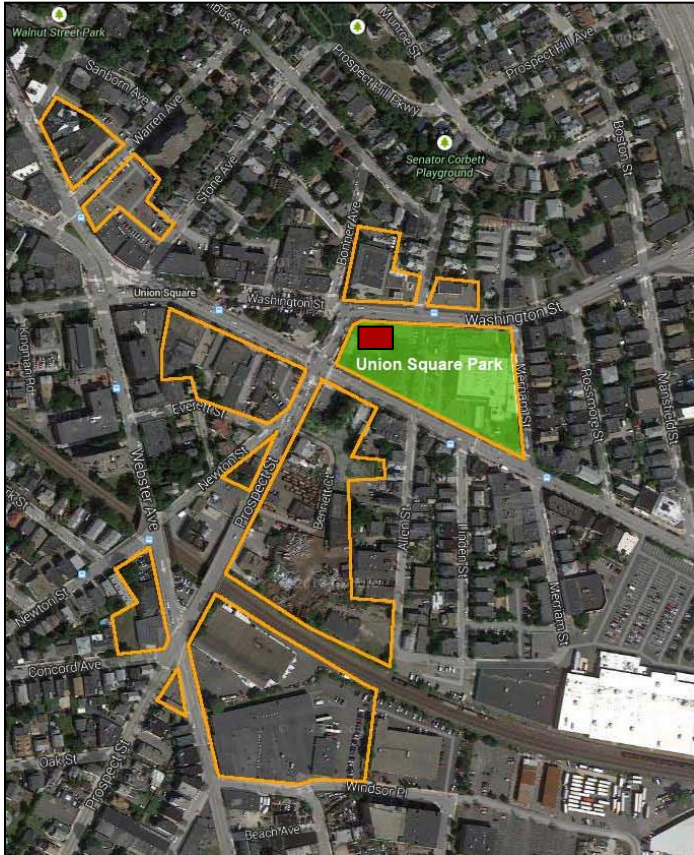




HYM has proven its ability to:

- Implement valuable neighborhood input
- Balance its own vision with the goals of the community and city agencies





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- Technical Capacity
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